

MEMORANDUM

15

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 6/19/73

Petitions Nos. Z-2776-2779  
Stephen Minkus & Sumner Kadets  
520-522-524-526 East Fourth Street  
South Boston

Petitioner seeks 16 variances to combine lots and erect four frame two family row dwellings in an apartment (H-1) district. The proposal violates the code as follows:

<u>All Dwellings</u>	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5000 sf	2102 sf
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 14-3. Lot width is insufficient.	50 ft.	28 ft. 22 ft. 22 ft. 28 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	28 ft. 22 ft. 22 ft. 28 ft.

The properties, located on East Fourth Street at the intersection of G Street, contain 7,529 square feet of vacant land. Proposed dwellings would be consistent with the residential nature of the neighborhood. The violations would not have a significant effect on adjacent properties. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2776-2779, brought by Stephen Minkus & Sumner Kadets, 520-526 East Fourth Street, South Boston, for 16 variances to combine lots and erect four frame two family row dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Proposed dwellings would be consistent with the residential nature of the neighborhood.



7-2776-79  
520-526 E. FOURTH ST.  
(S.B.)





Board of Appeal Referrals 6/7/73

Hearing Date: 6/19/73

Petition No. Z-2782  
Western Avenue Properties  
Efrem Weinreb, President  
400 Western Avenue  
Brighton

Petitioner seeks two variances to erect an addition to an existing double faced pylon on premises advertising sign in a light manufacturing (M-1) district. The proposal violates the code as follows:

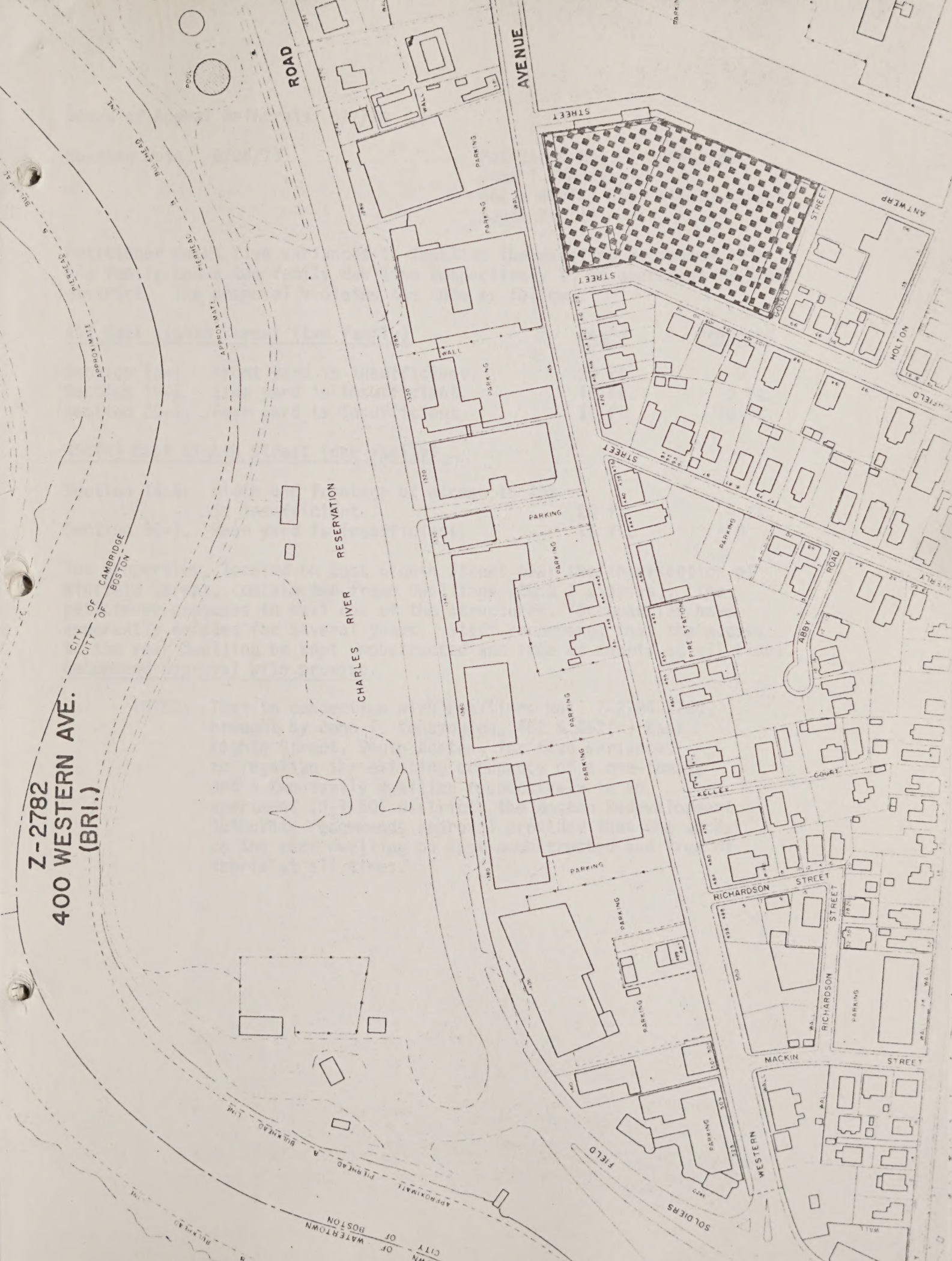
	<u>Req'd</u>	<u>Proposed</u>
Section 11-2. Area and height of sign are excessive.	125 sf 30 ft.	230 sf 40 ft.
Section 18-1. Front yard is insufficient.	20 ft.	0

The property, located on Western Avenue between Litchfield and Antwerp Streets, contains a shopping center complex. At the edge of the roadway and at the top of the existing 40 ft. pylon structure, a double faced rotating sign advertises a supermarket and store; located near the base is a stationary double faced sign advertising a restaurant. Petitioner proposes to locate a third sign just below the top indicating the closing hour of the supermarket. Additional signage on this excessively tall and unattractive structure would intensify existing sign pollution along this main artery. Recommend denial.

VOTED: That in connection with Petition No. Z-2782, brought by Western Avenue Properties, 400 Western Avenue, Brighton, for two variances to erect an addition to a free-standing, 40 foot pylon double faced on-premises advertising sign in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Additional signage on this excessively tall and unattractive structure would intensify existing sign pollution along this main artery.



Z-2782  
400 WESTERN AVE.  
(BRI.)





Board of Appeal Referrals 6/7/73

Hearing Date: 6/26/73

Petitions Nos. Z-2784-2785  
John T. Kehayoglou  
452 & 452(R) East Eighth Street  
South Boston

Petitioner seeks five variances to legalize the existing occupancy of a one family and a two family dwelling respectively in an apartment (H-1-50) district. The proposal violates the code as follows:

<u>452 East Eighth Street (two family)</u>	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 19-1. Side yard is insufficient.	13 ft.	3 ft.
Section 20-1. Rear yard is insufficient.	11 ft.	10 ft.

452(R) East Eighth Street (one family)

Section 14-4. Width and frontage of access to lot is insufficient.	20 ft.	4 ft.
Section 20-1. Rear yard is insufficient.	11 ft.	0

The properties, located on East Eighth Street near the intersection of Winfield Street, contain two frame dwellings (2½ & 2 stories). The petitioner proposes to sell one of the structures. Occupancies have apparently existed for several years. Staff recommends that the access to the rear dwelling be kept unobstructed and free of debris at all times. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2784-2785, brought by John T. Kehayoglou, 452 & 452(r) East Eighth Street, South Boston, for five variances to legalize the existing occupancy of a one-family and a two-family dwelling respectively in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided that the access to the rear dwelling be kept unobstructed and free of debris at all times.



Z-2764-85

452-452R E. EIGHTH ST

(S.B.)



LINDEN STREET

STREET

PARK

SOUTH BOSTON HIGH SCHOOL

STREET

PARK

WILSON TER

STREET

COLUMBIA

STREET

DOUGLAS STREET

HAMLIN STREET

MASS 2-30

WM. J. FOLEY SR. APTS.

BOSTON HOUSING AUTHORITY

WINFIELD STREET

SANGER STREET

EAST

COLEBROOK STREET

EAST

STORY STREET

EAST

SEVENTH

BREWSTER STREET

SPRINGER STREET

BURRILL PLACE

SIXTH

STREET

ST. PETER SCHOOL (EL)

FIFTH

THOMAS N. HART GRAMMAR SCHOOL

BENJAMIN DEAN SCHOOL (EL)

GATE OF HEAVEN CHURCH (RC)

GATE OF HEAVEN EL B HIGH SCHOOL (RC)

ROAD

MARINE

ROAD

STREET

STREET

STREET



Board of Appeal Referrals 6/7/73

Hearing Date: 7/10/73

Petitions Nos. Z-2790-2791  
Bunker Hill Associates  
Todd C. Bogatay  
5 Cordis Street Avenue &  
17 Cordis Street  
Charlestown

Petitioner seeks five variances to subdivide land and structures and legalize the occupancy of each structure as a three family dwelling in an apartment (H-1) district. The proposal violates the code as follows:

<u>5 Cordis Street Avenue</u>	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5000 sf	1586 sf
Section 15-1. Floor area ratio is excessive.	1.0	2.0
Section 17-1. Open space is insufficient.	400 sf/du	161 sf/du
Section 20-1. Rear yard is insufficient.	30 ft.	0

17 Cordis Street

Section 14-1. Lot area is insufficient.	5000 sf	1453 sf
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Properties, located at the intersection of Cordis Street and Cordis Street Avenue, contain two vacant three story frame structures. Proposal is consistent with urban renewal objectives. The dwellings, which apparently have been utilized for three families, will be restored and improved.  
Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2790-2791, brought by Bunker Hill Associates, Todd C. Bogatay, 5 Cordis Street Avenue and 17 Cordis Street, in the Charlestown Urban Renewal Area, for five variances to subdivide land and structures and legalize the occupancy of each structure as a three family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with urban renewal objectives. The dwellings, which apparently have been utilized for three families, will be restored and improved.



Z-2790-91  
CORDIS AVE  
CORDIS ST.  
(CHSN.)







7-2794  
335 CENTRE ST  
(J.P.)



Board of Appeal Referrals 6/7/73

Hearing Date: 6/26/73

Petition No. Z-2800  
Charles & Theodore Wasserman  
641-649 Washington Street  
Dorchester

Petitioner seeks a conditional use and a forbidden use for a change of occupancy from retail stores to repair shop garage, fur storage, offices, barber shop and retail stores in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A repair shop garage is conditional in a B-1 district.

Section 8-7. Storage of furs is forbidden in a B-1 district.

The property, located on Washington Street near the intersection of Euclid Street, contains a two story masonry structure. The uses are existing. Essentially, the proposal consists of converting the garage to a repair shop garage. Proposal is consistent with the business nature of the area. Staff recommends that all vehicles connected with garage activity be stored within the structure.  
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2800, brought by Charles & Theodore Wasserman, 641-649 Washington Street, Dorchester, for a conditional use and a forbidden use for a change of occupancy from retail stores to repair shop garage, fur storage, offices, barber shop and retail stores in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that all vehicles connected with garage activity be stored within the structure. The fur storage, office and retail uses are existing.





Z-2800  
641-649 WASHINGTON ST.  
(DOR.)



## Board of Appeal Referrals 6/7/73

Hearing Date: Old Colony Ave. 6/19  
L Street 7/17

Petitions Nos. Z-2805 & 2811  
Exxon Corporation  
295 Old Colony Avenue and  
57 L Street, South Boston

Petitioner seeks a conditional use, a change in a non-conforming use and three variances to replace existing signs and poles in two gas service stations in apartment (H-1-50) and local business (L-1) districts. The proposals violate the code as follows:

295 Old Colony Avenue (L-1)

Req'd	Proposed
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Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 18-1.	Front yard is insufficient.	10 ft.	0
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57 L Street (H-1-50)

Section 9-1. A change in a non-conforming use requires Board of Appeal approval.

Section 11-1. Number of signs is excessive. 1 2

Section 18-4. Front yard is insufficient.	12 ft.	0
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The properties, located on Old Colony Avenue at the intersection of Jenkins Street, and L Street at the intersection of East Third Street, contain gas service stations. Existing "Esso" signs would be replaced with new "Exxon" signs. Recommend approval with Board of Appeal guideline compliance.

VOTED: That in connection with Petitions Nos. Z-2805 & 2811, brought by Exxon Corporation, 295 Old Colony Avenue and 57 L Street, South Boston, for a conditional use, a change in a non-conforming use and three variances to replace existing signs and poles in two gas service stations in apartment (H-1-50) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval provided the facilities comply with Board of Appeal service station guidelines.



Z-2805  
295 OLD COLONY AVE.  
(S.B.)







Z-2811  
57 L STREET  
(S.B.)

CHRISTOPHER J. LEE

PLAYO

INDEPENDENCE

SQUARE

EAST

FOURTH

FIFTH

SIXTH

BASTON  
SCHOOL  
(EL)

JOSEPH TACKERMAN  
SCHOOL

STREET

CUTLER COURT  
SOUTH BAPTIST CHURCH

EMERSON  
AVENUE

CHURCH OF OUR  
SAVIOUR



# Board of Appeal Referrals 6/7/73

Hearing Dates:	1390-1420 Boylston St. 6/19	Petitions Nos. Z-2806, 2817, 2820,
	194-212 Western Ave. 8/14	2822
	70-90 Birmingham Pkwy. 9/11	Exxon Corporation
	433 Washington Street 9/18	1390-1420 Boylston Street, Boston
		194-212 Western Avenue, 70-90
		Leo M. Birmingham Parkway,
		433 Washington Street, Brighton

Petitioner seeks four conditional uses and ten variances to replace existing signs and poles in four gas service stations in local business (L-.5 & L-1) and general business (B-2) districts. The proposal violates the code as follows:

<u>1390-1420 Boylston Street (B-2)</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 11-2. A free standing sign is not allowed in a B-2 district.		
Section 11-2. Area of sign is excessive.	65 sf	66 sf

<u>194-212 Western Avenue (L-.5)</u>		
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 11-2. A rotating sign is not allowed.		
Section 11-2. Area of sign is excessive.	65 sf	69 sf
Section 18-4. Front yard is insufficient.	15 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		

<u>70-90 Leo M. Birmingham Parkway (L-1)</u>		
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 11-2. A rotating sign is not allowed.		
Section 11-2. Area of sign is excessive.	65 sf	66 sf

<u>433 Washington Street (L-.5)</u>		
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 18-1. Front yard is insufficient.	15 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		

The properties, located on Boylston Street at the intersection of Park Drive, Western Avenue at the intersection of North Harvard Street, Leo M. Birmingham Parkway at the intersection of Lincoln Street and Washington Street at the intersection of Foster Street, contain gas service stations. Proposed "Esso" to "Exxon" sign changes must conform to Board of Appeal service station guidelines and sign control regulations with the exception that these signs not exceed 69 square feet in area. All signs must be stationary. The vehicle storage area on Western Avenue should be clearly defined and restricted to the premises and a new fence should be erected at the rear of the Washington Street facility. Recommend approval with provisos.



Board of Appeal Referrals Nos. Z-2806, 2817, 2820, 2822

VOTED: That in connection with Petitions Nos. Z-2806, 2817, 2820, 2822, brought by Exxon Corporation, 1390-1420 Boylston Street, Boston; 194-212 Western Avenue, 70-90 Leo M. Birmingham Parkway, 433 Washington Street, Brighton, for four conditional uses and ten variances to replace existing signs and poles in four gas service stations in local business (L-.5 & L-1) and general business (B-2) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that sign changes must conform to Board of Appeal service station guidelines and sign control regulations with the exception that these signs not exceed 69 square feet in area; that there be no rotating signs; that the vehicle storage area on Western Avenue be clearly defined and restricted to premises; that a new fence be erected at the rear of the Washington Street facility.





Z-2806  
1390-1420 BOYLSTON ST.  
(B.P.)





Z-2822  
433 WASHINGTON ST.  
(BRI.)



194-212 WESTERN AVE.  
(BRI.)







PORTSMOUTH STREET  
PLAYGROUND

Z-2820

70-90 LEO BIRMINGHAM PKWY.  
(BRI.)



## Board of Appeal Referrals 6/7/73

Hearing Date: 1200 Hyde Park Ave. 6/26  
1465 VFW 7/10  
475 Centre St. 8/7  
881 Centre St. 8/7  
4590 Washington St. 9/18

Petitions Nos. Z-2807, 2810, 2815,  
2816, 2823  
Exxon Corporation  
1200 Hyde Park Avenue, Hyde Park  
1465 VFW Parkway, West Roxbury  
475 Centre Street, Jamaica Plain  
881 Centre Street, Jamaica Plain  
4590 Washington Street, Roslindale

Petitioner seeks three conditional uses, two changes in non-conforming uses, and eight variances to replace existing signs and poles in five gas service stations in residential (R-.5 & R-.8), local business (L-.5) and general business (B-1) districts. The proposals violate the code as follows:

### 1200 Hyde Park Avenue (L-.5)

	<u>Req'd</u>	<u>Proposed</u>
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Section 8-6.	A structural change in a conditional use requires Board of Appeal approval.	
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Section 18-1.	Front yard is insufficient.	15 ft.	0
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### 1465 VFW Parkway (B-1)

Section 8-6.	A structural change in a conditional use requires Board of Appeal approval.	
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Section 11-2.	Area of sign is excessive.	65 sf	69 sf
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### 475 Centre Street (L-.5)

Section 8-6.	A structural change in a conditional use requires Board of Appeal approval.	
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Section 18-4.	Front yard is insufficient.	15 ft.	0
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Section 18-3.	Corner traffic visibility is insufficient.	
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### 881 Centre Street (R-.8)

Section 9-1.	A change in a non-conforming use requires Board of Appeal approval.	
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Section 11-1.	Area of sign is excessive.	32.5 sf	66 sf
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Section 11-2.	A rotating sign is not allowed.	
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Section 18-1.	Front yard is insufficient.	25 ft.	0
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### 4590 Washington Street (R-.5)

Section 9-1.	A change in a non-conforming use requires Board of Appeal approval.	
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Section 11-2.	Area of sign is excessive.	32.5 sf	69 sf
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Properties, located on Hyde Park Avenue near the intersection of Everett Street, VFW Parkway near the intersection of Spring Street, Centre Street at the intersection of Pershing Road, Centre Street at the intersection of Orchard Street and Washington Street near the intersection of Blue Ledge Drive, contain gas service stations. Existing "Esso" identification signs would be replaced with new "Exxon" signs. The facilities must comply with Board of Appeal service station guidelines and sign control regulations with the exception that the area of signs may not exceed 69 square feet. The sign at the Hyde Park facility presently abuts a residence. It should be relocated to the left corner facing the building. Recommend approval with provisos.

VOTED: That in connection with Petitions Nos. Z-2807, 2810, 2815, 2816, 2823, brought by Exxon Corporation, 1200 Hyde Park Avenue, Hyde Park; 1465 VFW Parkway, West Roxbury; 475 Centre Street, Jamaica Plain; 881 Centre Street, Jamaica Plain; 4590 Washington Street, Roslindale, for three conditional uses, two changes in non-conforming uses, and eight variances to replace existing signs and poles in five gas service stations in residential (R-.5 & R-.8), local business (L-.5) and general business (B-1) districts, the Boston Redevelopment Authority recommends approval with the following conditions: that the facilities comply with Board of Appeal service station guidelines and sign control regulations with the exception that the area of signs may not exceed 69 square feet; that the sign at the Hyde Park facility, presently abutting a residence, be relocated to the left corner.



Z-2807  
1200 HYDE PARK AVE.  
(H. P.)





Z-2810  
V.F.W. PARKWAY  
(W.R.)







Z-2815  
475 CENTRE ST.  
(J.P.)





Z-2823  
4590 WASHINGTON ST.  
(ROS.)



## Board of Appeal Referrals 6/7/73

Hearing Date:	807 Washington St. 6/26	Petitions Nos. Z-2808, 2813, 2814,
	719 Gallivan Blvd. 7/24	2821, 2819
	1106-1112 Dorchester Ave. 7/24	Exxon Corporation
	67 Blue Hill Ave. & Moreland St. 9/11	807 Washington Street, 719 Gallivan
	3 Neponset Ave. 9/18	Boulevard, 1106-1112 Dorchester Avenue
		3 Neponset Avenue, Dorchester;
		67 Blue Hill Avenue and 101-103
		Moreland Street, Roxbury

Petitioner seeks three conditional uses, a change in a non-conforming use and nine variances to replace existing signs and poles in five gas service stations in apartment (H-1), local business (L-.5 & L-1) and light manufacturing (M-1) districts. The proposals violate the code as follows:

### 807 Washington Street (L-1)

#### Req'd

#### Proposed

Section 8-6.	A change in a conditional use requires Board of Appeal approval.		
Section 18-1.	Front yard is insufficient.	10 ft.	0

### 719 Gallivan Boulevard (M-1)

Section 11-2.	A rotating sign is not allowed.		
Section 11-2.	Area of sign is excessive.	65 sf	66 sf
Section 18-1.	Front yard is insufficient.	20 ft.	0

### 1106-1112 Dorchester Avenue (L-1)

Section 8-6.	A change in a conditional use requires Board of Appeal approval.		
Section 18-1.	Front yard is insufficient.	10 ft.	0
Section 18-3.	Corner traffic visibility is insufficient.		

### 3 Neponset Avenue (L-.5)

Section 8-6.	A change in a conditional use requires Board of Appeal approval.		
Section 11-2.	A rotating sign is not allowed.		
Section 18-1.	Front yard is insufficient.	15 ft.	0

### 67 Blue Hill Avenue and 101-103 Moreland Street (H-1)

Section 9-1.	A change in a non-conforming use requires Board of Appeal approval.		
Section 11-1.	Area of sign is excessive.	32.5 sf	40 sf

Properties, located on Washington Street at the intersection of Rockwell Street, Gallivan Boulevard at the intersection of Hallet Street, Dorchester Avenue at the intersection of Savin Hill Avenue, Neponset Avenue at the intersection of Adams Street and Blue Hill Avenue at the intersection of Moreland Street, contain five gas service stations. "Esso" identification signs would be replaced with new "Exxon" signs. Proposal should comply with Board of Appeal service station guidelines and sign control regulations with the exception that the area of the signs may not exceed 66 square feet; no other signs should be attached to identification sign poles as are existing at the Dorchester Avenue and Gallivan Boulevard facilities; all signs must be stationary.

Recommend approval with provisos.



VOTED: That in connection with Petitions Nos. Z-2808, 2813, 2814, 2821, 2819, brought by Exxon Corporation, 807 Washington Street, 719 Gallivan Boulevard, 1106-1112 Dorchester Avenue, 3 Neponset Avenue, Dorchester; 67 Blue Hill Avenue and 101-103 Moreland Street, Roxbury, for three conditional uses, a change in a non-conforming use and nine variances to replace existing signs and poles in five gas service stations in apartment (H-1), local business (L-.5 & L-1) and light manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that all facilities comply with Board of Appeal service station guidelines and sign control regulations with the exception that the area of the signs may not exceed 66 square feet; that no other signs be attached to new identification sign poles; that all signs remain stationary.



Z-2808  
507 WASHINGTON ST.  
THOMAS (DOR.)







Z-2813

719 GALLIVAN BLVD.  
(DOR.)

NEPONSET

DRIVE-IN

SOUTHEAST

PARKING

PARKING

PARKING

PARKING

HARFORD

DAVIS

ROAD

GRAYSON

BELTON

FRAZER

BOULEVARD

GALLIVAN

ROAD

STREET

STREET

STOCK

WENLOCK

SYLVESTER

HALLET

MINOTON

FOR MARTIN RD

STREET

ANN

ST

PARKING

CRACK





Z-2813

719 GALLIVAN BLVD.  
(DOR.)

NEPONSET  
DRIVE

SOUTHEAST

EXPRESSWAY

RAILROAD

ARTFORD

STREET

STREET

STREET

FRAZER

STREET

BELTON

STREET

GRAYSON

ROAD

ROUTE 1  
STREET

STREET

ROAD

ROAD

STREET

STOCK

TONIM

MARTIN RD

GALLIVAN

BOULEVARD

MARSH

PARKING

PARKING

PARKING

PARKING

U/C

CRANE

PARKING

CLOVER

PURVIS

ANN

HALLET

SYLVESTER

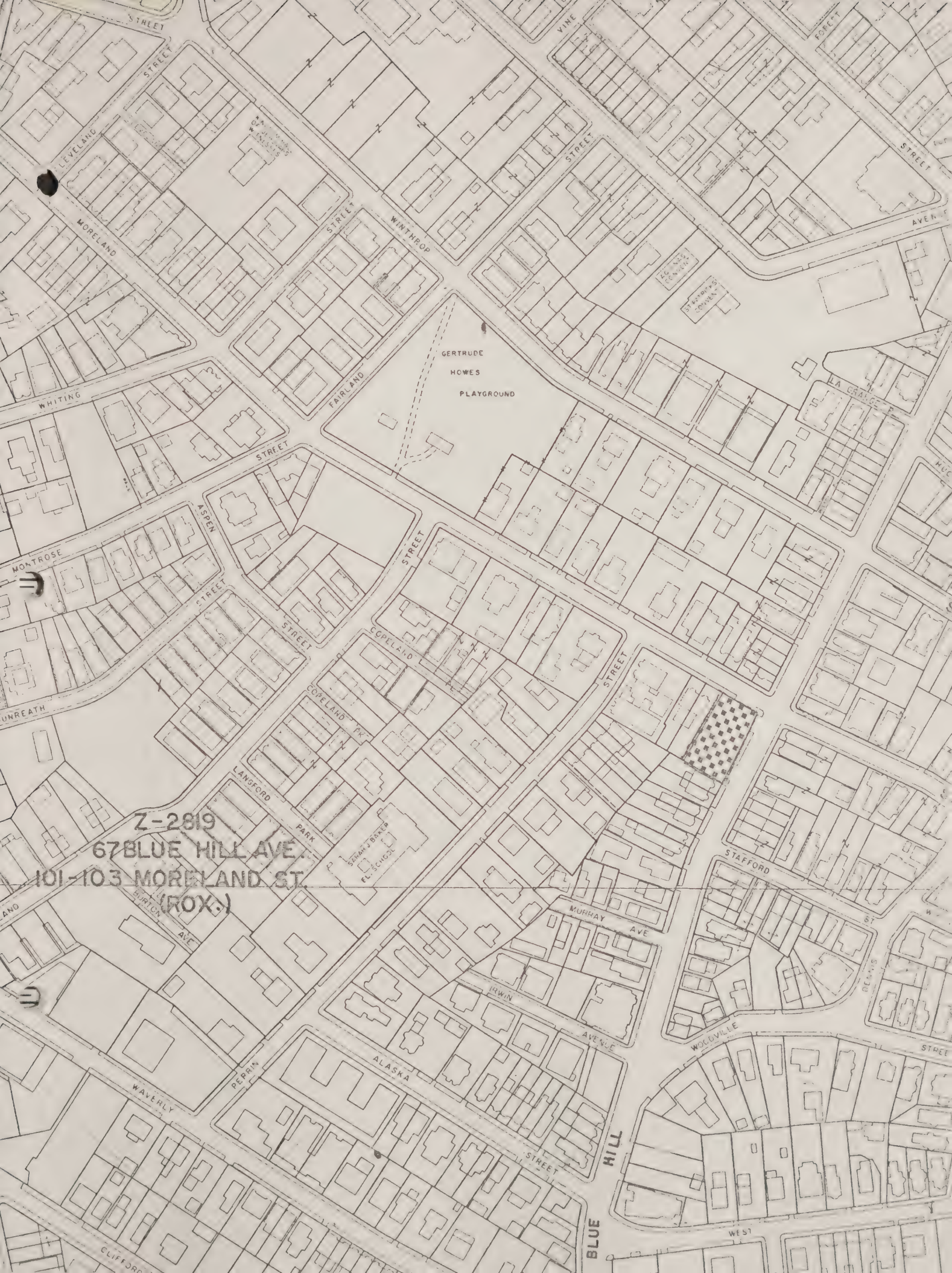
WENLOCK





Z-2814  
1106-1112 DORCHESTER AVE  
(DOR.)





Z-2819

67BLUE HILL AVE.

101-103 MORELAND ST.

(FOX.)



Z-2821  
3 NEPONSET AVE.  
(DOR.)





Board of Appeal Referrals 6/7/73

Hearing Date: 6/19/73

Petition No. Z-2829  
The Recuperative Center Association  
1245 Centre Street  
Roslindale

Petitioner seeks a forbidden use and two variances to erect a four story convalescent home in a single family (S-.3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A convalescent home is forbidden in an S-.3 district.		
Section 14-2. Lot area for additional unit is insufficient.	6000 sf/u	4370 sf/u
Section 16-1. Height of building is excessive.	2½ stories 35 ft.	4 stories 47 ft.

The property, located on Centre Street near the intersection of VFW Parkway, contains a two story, 50 bed convalescent home. The proposed new building will provide for a 120 bed extended care facility. It has received a Certificate of Need from the State. The proposal has been reviewed by the community and is acceptable provided the site of the building is brought forward to provide a 200' scenic easement to the Boston Conservation Commission along the rear of the property, and that some of the parking is located beneath the building in order to make better use of the open space. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2829, brought by the Recuperative Center Association, 1245 Centre Street, Roslindale, for a forbidden use and two variances to erect a four story convalescent home in a single family (S-.3) district, the Boston Re-development Authority recommends approval with the following provisos: that a 200 foot scenic easement is made available to the Boston Conservation Commission; that the proposed facility is accordingly brought forward to provide such easement; that some of the required parking be located beneath the building.



[illegible]



Board of Appeal Referrals 6/7/73

Hearing Date: 6/19/73

Petition No. Z-2852

Maria Kehian, Trustee of Kay Realty Trust  
288 Chestnut Avenue  
Jamaica Plain

Petitioner seeks a conditional use and a variance for a change of occupancy from a two family dwelling to a three family dwelling in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which meets one half of the lot area requirement is conditional in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	1140 sf/du

The property, located on Chestnut Avenue near the intersection of Green Street, contains a 2½ story frame dwelling. Apparently the three family occupancy is existing. Staff recommends that all egress and the condition of the rear porch be deemed satisfactory by the Building Department. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2852, brought by Maria Kehian, Trustee of Kay Realty Trust, 288 Chestnut Avenue, Jamaica Plain, for a conditional use and a variance for a change of occupancy from a two family dwelling to a three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided all egress and the condition of the rear porch be deemed satisfactory by the Building Department.





Z-2852  
288 CHESTNUT AVE.  
(U.P.)



Board of Appeal Referrals 6/7/73

Hearing Date: 6/26/73

Petition No. Z-2855  
A. W. Perry, Inc. &  
Samuel H. Wolcott, Trustee u/i Mary Weld  
112-132 Bedford Street, 97-99 Summer  
Street, 20-26 Kingston Street, Boston

Petitioner seeks a conditional use to combine lots for the parking of 82 cars for a fee in a general business (B-10) district. The proposal violates the code as follows:

Section 8-7. A parking lot is conditional in a B-10 district.

The property, located on Bedford, Summer and Kingston Streets, contains 17,952 square feet of vacant land. The layout, circulation and maneuvering areas as indicated in the submitted plan are unsuitable. Following conditions are recommended: that the conditional use be limited to two years; that plans for redevelopment of the site be submitted to the Authority within two years; that plans including layout, circulation, maneuvering areas, landscaping, fencing, signs, lights, attendant's booth be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2855, brought by A. W. Perry, Inc. & Samuel H. Wolcott, Trustee u/i Mary Weld, 112-132 Bedford Street, 97-99 Summer Street, 20-26 Kingston Street, Boston, for a conditional use to combine lots for the parking of 82 cars for a fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the conditional use be limited to two years; that plans for redevelopment of the site be submitted to the Authority within two years; that plans including layout, circulation, maneuvering areas, landscaping, fencing, signs, lights, attendant's booth be submitted to the Authority for design review. The plan as submitted is unfeasible.





Z-2855  
112-132 BEDFORD ST.  
97-99 SUMMER ST.  
20-26 KINGSTON ST.  
(B.P.)



Board of Appeal Referrals 6/7/73

Hearing Date: 6/19/73

Petition No. Z-2857  
Dr. Francis L. Weille  
247 Commonwealth Avenue  
Boston

Petitioner seeks a change in a non-conforming use and a variance for a change of occupancy from two apartments and four doctor's offices to an office building and for an on-premises identification sign in an apartment (H-5-70) district. The proposal violates the code as follows:

Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

Section 11-1. Sign must be three feet from street line.

The property, located on Commonwealth Avenue near the intersection of Fairfield Street, contains a five story masonry structure. The proposed conversion would provide office space for Mass. Division of the American Cancer Society. In April, a similar petition was dismissed by the Board of Appeal because of a technicality. The staff has been advised of considerable community opposition to further commercial-institution expansion in this primarily residential neighborhood. The structure is more suitable for residential use. Recommend denial.

VOTED: That in connection with Petition No. Z-2857, brought by Dr. Francis L. Weille, 247 Commonwealth Avenue, Boston, for a change in a non-conforming use and a variance for a change of occupancy from two apartments and four doctor's offices to an office building and for an on-premise identification sign in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends denial. There is considerable community opposition to further commercial-institution expansion in this primarily residential neighborhood. The structure is more suitable for residential use.



Z-2857

247 COMMONWEALTH AVE.  
(B.P.)





